



# POSOL Residents Management Company Limited

Autumn Newsletter 2011

## The Portsmouth Plan

The Portsmouth Plan (Core Strategy) was submitted to the Secretary of State in July 2011.

The plan sets out the Council's policies and proposals for development in Portsmouth for the period up until 2027, including Port Solent.

The Public Examination (i.e. Public Inquiry) into the plan will be held in October, starting on Tuesday 4<sup>th</sup> October in the Council Chamber (Second Floor, South East Entrance) Portsmouth Guildhall. This is a public event and all are welcome to attend as observers.

POSOL has submitted 7 Statements of evidence to the Public Examination and will be professionally represented by Tony Charles (a Chartered Town Planner with over 30 year's experience) at the Hearings. Tony is a home owner, a permanent resident of Port Solent, a former POSOL Board Member and the Principal of Portchester Planning Consultancy.

Representations made by POSOL, the Port Solent Community Working Party and RAPS have resulted in the Council reducing their proposals for Port Solent from up to 1,800 dwellings to 500 dwellings.

POSOL's key argument is that no new development should be allowed at Port Solent unless the necessary new and improved infrastructure required to support the development has been guaranteed (in particular highways). Furthermore, any development should have no adverse effect on



the original, comprehensively planned, mixed-use marina concept that provides Port Solent with its unique character and that there should be no adverse effect on the current high level of amenities enjoyed by the existing community.

This will be POSOL's message to the Government Inspector that will conduct the Public Examination.

If you have any queries, Tony Charles can be contacted on 023 9238 3152 or at [tony@portchesterplanning.co.uk](mailto:tony@portchesterplanning.co.uk).

## Port Solent Charge Review – Good News!

The charge, which Premier Marinas levies each year on POSOL and other organisations at Port Solent, makes up a significant percentage of the Service Charge which POSOL has to collect from its shareholders. The Port Solent charge base figure has now been reset following the regular 5-year review. POSOL is pleased to report that, after

reviewing Premier Marina's costs for the review year, it succeeded in reducing the proposed new Base Charge figure by £32,000. POSOL's share of this is £8,800. Our thanks go to two non-director shareholders who waded through two thick A4 binders of invoices to make it possible to challenge Premier's proposed charge.

## Security

We have recently suffered a number of thefts from within the residential mooring areas. Notably, outboard motors from boats but including bicycles and other property taken from patios.

It has become apparent that some individuals have keys to gates but who have no direct connection with any household. The existing locks were fitted many years ago and the licence for the security keys is due to expire shortly, meaning that copies may then be made legally.



The time has come therefore, to revisit the lock issue. The existing locks will shortly be replaced by new security ones and replacement keys will be issued to entitled shareholders. Each berth owner will receive a letter prior to the changeover advising of the planned dates. Where berths have been licensed, it is the responsibility of the berth owner to liaise with his or her licensee to ensure the change goes smoothly.

The new locking system will differ from the existing one in that egress from the berth area will be possible by turning a knob without the need for a key. The knob will be recessed in a tube, making it impossible to operate from outside the gate. This arrangement makes it unnecessary for owners of end of basin houses to hold keys. These were issued when the locks were first installed to provide for emergency egress.

New keys will be issued free of charge as follows:

1. One to each owner of a remote berth
2. Where a remote berth owner has previously purchased one or more additional keys and can demonstrate this by presenting the old keys, the same number of extra keys will also be issued free of charge.
3. Premier Marinas and the local Fire Service Authority.
4. Countrywide will hold a number of spare master keys which may be issued to POSOL employed contractors from time to time

Each key will be stamped with a unique number and a log will be maintained of keys issued to shareholders.

The above list defines the basic free issue entitlement. It is recognised that there will be genuine cases where an exception should be made. Each case will be considered on its merits and with the objective of keeping the number of keys on issue to the minimum while not impeding or restricting shareholders from enjoying their property as they are entitled. Examples of exceptions to the general rule are:

1. The owner of a berth immediately adjoining a remote berth area and who is entitled to license that berth can allow access to that berth via the remote berth area without the licensee having to pass through the attached house and without passing behind any other house. In such a case it is reasonable to supply a key to the remote berth area but on a chargeable basis.
2. The owner of a berth which is attached to a house in Tintagel Way, who rents out the house but not the berth and uses that berth for his own boat may be given a key or keys since he will then have access through the gate or

gates (depending on the location of the berth relative to the adjoining remote berth areas). Such an owner can use the waterside footpath, provided by the developer of the Tintagel Way houses with a water frontage, to gain access to the berth. Tintagel Way is unique in this respect in our housing estate.

Entitled keyholders may purchase additional keys if needed. Additional or replacement keys will be charged at £25.00 each.



Keyholders are asked to keep their keys secure at all times. The fences, gates and the locks are all designed for our communal security. The system is not perfect but POSOL is not allowed to erect razor wire (it wouldn't want to anyway!) and we know fences can be climbed. So, our best line of defence is vigilance and care. Losing control of keys and leaving gates open, even for short periods, is an invitation to thieves.

## Changes to the External Appearance of Houses

You will be aware that we have recently revised the procedure to be followed when seeking approval for a proposed change of external appearance of your house.

This was found to be necessary as a result of an increasing number of applications and problems caused by late applications ("The builder is starting next week!") and, in a few cases, by changes introduced to the scheme approved.

The new procedure recognises that our Covenants Working Group is made up of busy people, who

have only a limited time they can give to the tasks of reviewing and debating proposals, which sometimes require a site visit with the owner. Such meetings can be difficult to set up at a time convenient to both parties. We regret that this sometimes results in a somewhat protracted process but everything is made easier if only the applications are presented in good time. The Covenants Working Group meets a week before each board meeting at which its recommendations for approval, modification or rejection of applications are presented for the board's decision. All approvals are now conditional until

such time as the works are complete when, assuming an inspection shows that the changes made are in accordance with the conditional approval, a 'Completion Letter' will be issued.

The full procedure is available to view or download from our web site or a copy can be requested from the managing agent.



## Revamped POSOL Web Site



The site has been completely revamped and we hope you like the result. You should find it easier to navigate around the site and to access the specific information you seek. You can now search the whole site for a particular topic or look for documents by date. The web site holds a

considerable amount of information relevant to living here at Port Solent and is able to quickly answer many of your questions without having to make enquiry to our managing agent. Do have a look soon. Log on to [www.posol.co.uk](http://www.posol.co.uk)

## Oyster Quay Footpath

Despite representations from POSOL and a number of concerned home owners, the Management Company of Oyster Quay has obtained Planning Permission to erect gates at each end of the footpath along the waterside behind the apartments. POSOL shareholders will still be able to use the path by using a numbered keypad on

the gates. You will all be sent a letter with the access code before the gates come into service and, subsequently, whenever the number is changed. Those of you who rent out their houses will need to pass this information to your tenants so that they are not inconvenienced.

## Finally....

As this newsletter goes to press, the leaves are turning yellow and the evening chill tells us that the end of the normal sailing season is coming soon. The weather has been somewhat unhelpful for much of the time this year but we hope that those of you who venture out on the water have managed to get at least a few miles under your

keels. It doesn't pay to work out the cost per mile, does it?

When it comes to the Festive Season, it would be good to see even more of our boats lit up than in previous years. Past displays have given a lot of pleasure to many people. Go on. Give it a go this year!

